

RESOLUTION NO. 99-108

A RESOLUTION OF THE LODI CITY COUNCIL
ESTABLISHING SUPPLEMENTAL SPECIFIC AREA FEES FOR
THE KETTLEMAN LANE LIFT STATION SERVICE AREA

WHEREAS, the Lodi City Council has adopted Ordinance No. 1518, creating and establishing the authority for imposing and charging Development Impact Mitigation Fees in the City of Lodi; and

WHEREAS, the Public Works Director has submitted additional information regarding actual project cost(s) for the Kettleman Lane (Tienda Drive) Lift Station and the Tienda Drive Sewer Main projects, both within the Kettleman Lane Lift Station Service Area; and

WHEREAS, the relationship between new development(s) and the constructed facilities is substantially as included in the study entitled "Development Impact Fee Study" prepared by Nolte and Associates and Angus McDonald & Associates dated August 1991; and

WHEREAS, the Lodi City Council has adopted Resolution No. 91-172, establishing Development Impact Mitigation Fees and Supplemental Specific Area Fees; and

WHEREAS, the Lodi City Council has adopted Resolution No. 93-26, updating the adopted Development Impact Mitigation Fees and Supplemental Specific Area Fees in accordance with the above mentioned ordinance; and

WHEREAS, various sewer improvements have been constructed in the areas identified as Benefit Zone A and Benefit Zone B within the Kettleman Lane Lift Station Service Area, and shown on Exhibit A, "Plan of Benefiting Properties", attached hereto and made a part hereof; and

WHEREAS, the total cost of said sewer improvements has been distributed among the benefiting properties using a "fair-share" cost allocation methodology based on acreage and land use; and

WHEREAS, such information was available for public inspection and review fourteen days prior to the public hearing.

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that:

1. FEES:

- a) The City Council hereby amends the Supplemental Specific Area Fee specified in Section 1., "FEES", of Resolution 93-26 for the Kettleman Lane Lift Station (Tienda Drive) as shown on attached Exhibit B, "Summary of Fee Obligations".

- b) The Supplemental Specific Area Fee shall be adjusted annually on January 1 by the Finance Director based on the average Local Agency Investment Fund (LAIF) rate for the previous year plus 1%. The 1% portion shall be paid to the General Fund for administration.
- 2. All resolutions or portions of resolutions setting Supplemental Specific Area Fees for the Kettleman Lane (Tienda Drive) Lift Station are repealed. All other provisions of Resolution 93-26 and Resolution 91-172 remain in effect.
- 3. EFFECTIVE DATE:
 - a) The Supplemental Specific Area Fee adopted in this Resolution shall take effect immediately upon adoption. For projects in which fees have been required under the terms of a public improvement agreement or as a condition for building permit issuance, these fees shall be payable prior to release of the improvement security for Faithful Performance of the lift station fee payment requirement or issuance of a final inspection and Certificate of Occupancy, whichever is applicable.

Dated: July 21, 1999

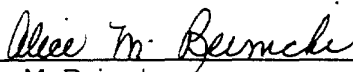
I hereby certify that Resolution No. 99-108 was passed and adopted by the Lodi City Council in a regular meeting held July 21, 1999, by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Mann, Nakanishi, Pennino
and Land (Mayor)

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



Alice M. Reimche
City Clerk

Res. 99-108

Plan of Benefiting Properties

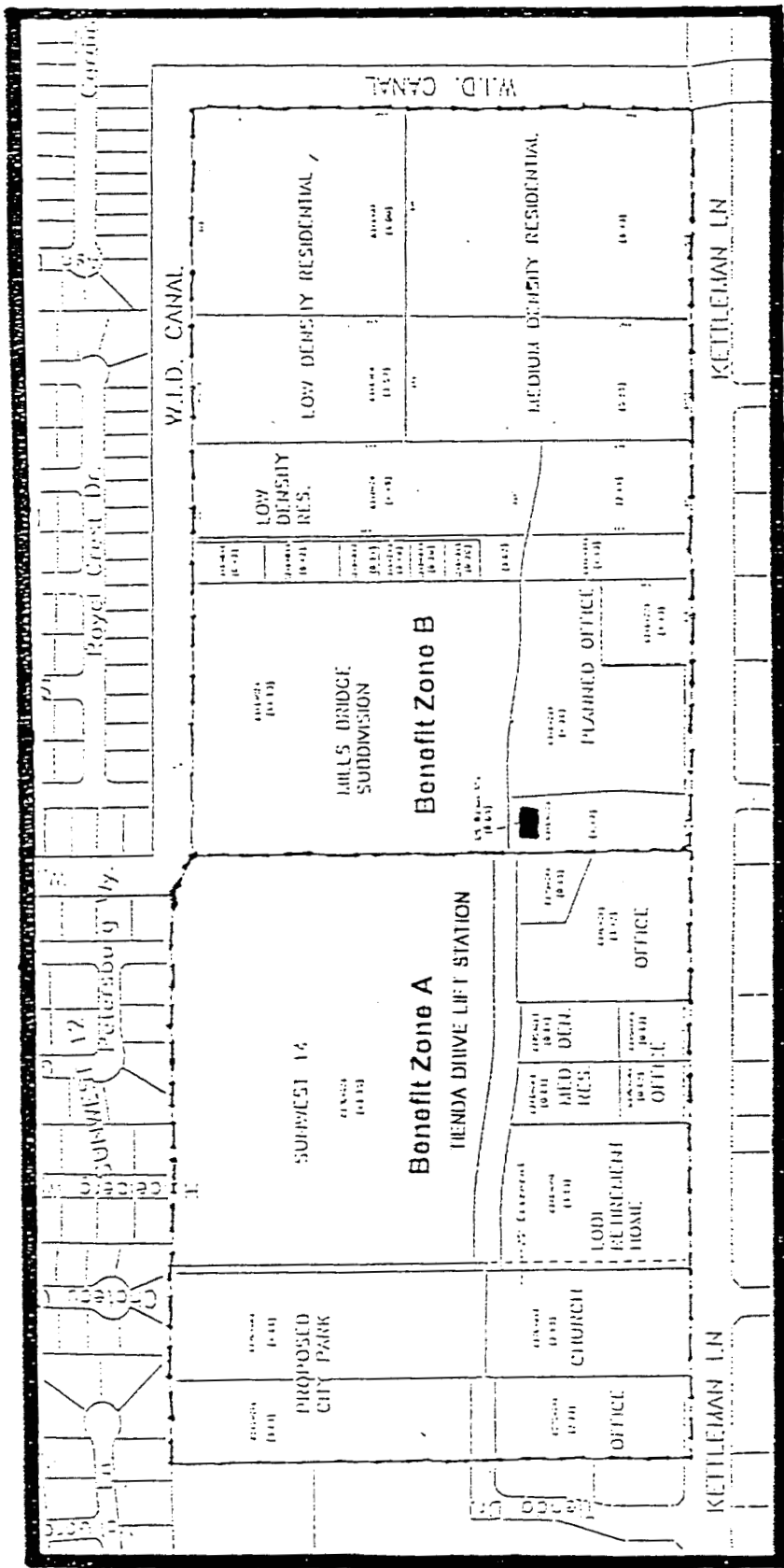


EXHIBIT B

Summary of Fee Obligations

APN #	Land Use	RAE	Acres	Comment	Fee Based on Fair			
					Share of Total Costs ⁽¹⁾	Fee Prev. Paid by Owner/Developer	Fee to be Paid by Owner/Developer	Fee to be Paid by City

Zone A

027-040-17	Office	0.94	2.98	Nazarene Church	\$	13,273.06	\$	13,273.06
027-040-39	R1	1.00	18.35	Sunwest XIV	\$	36,948.70	\$	36,948.70
027-040-74	Office	0.94	0.55	Helme Residence	\$	2,895.13	\$	2,895.13
027-040-75	Office	0.94	3.12	7th Day Adventist	\$	13,896.63	\$	13,896.63
027-040-73	Park	0.03	3.69		\$	524.54	\$	524.54
027-040-79	Office	0.94	2.22		\$	9,887.99	\$	9,887.99
027-040-80	MR	1.90	3.83	Retirement Housing	\$	32,566.18	\$	32,566.18
027-040-82	MR	1.96	0.88	Planned Apartments	\$	8,172.70	\$	8,172.70
027-040-83	MR	1.96	0.81	Planned Apartments	\$	7,522.50	\$	7,522.50
027-040-84	Office	0.94	0.52		\$	2,751.51	\$	2,751.51
027-040-85	Office	0.94	0.52		\$	2,751.51	\$	2,751.51
027-040-86	Park	0.03	4.86		\$	590.85	\$	590.85

Zone B

031-040-07	R1	1.00	6.00	Development Plan	\$	19,352.33	\$	19,352.33
	MR	1.96	8.43		\$	53,292.46	\$	53,292.46
031-040-08	R1	1.00	3.57	Development Plan	\$	11,514.54	\$	11,514.54
	MR	1.96	5.85		\$	36,982.31	\$	36,982.31
031-040-09	R1	1.00	4.49		\$	14,482.00	\$	14,482.00
	Office	0.94	2.11		\$	5,397.24	\$	5,397.24
031-040-10	R1	1.00	0.42	Existing Residence	\$	1,354.56	\$	1,354.56
031-040-11	R1	1.00	0.42	Existing Residence	\$	1,354.56	\$	1,354.56
031-040-12	R1	1.00	0.21	Existing Residence	\$	577.33	\$	577.33
031-040-13	R1	1.00	0.19	Existing Residence	\$	512.82	\$	512.82
031-040-14	R1	1.00	0.20	Existing Residence	\$	645.08	\$	645.08
031-040-15	R1	1.00	0.20	Existing Residence	\$	645.08	\$	645.08
031-040-16	Office	0.94	1.13		\$	3,425.01	\$	3,425.01
	R1	1.00	0.52		\$	1,999.74	\$	1,999.74
031-040-20	Office	0.94	1.13		\$	3,425.01	\$	3,425.01
031-040-24	R1	1.00	11.90	Millsbridge	\$	38,382.13	\$	38,382.13
031-040-27	Office	0.94	4.26		\$	12,915.75	\$	12,915.75
031-040-28	Office	0.94	1.47		\$	4,456.84	\$	4,456.84

Other Contributing Properties within Service Area

Sunwest XII	\$	27,570.00	\$	27,570.00				
	\$	421,488.48	\$	27,570.00	\$	392,703.10	\$	1,215.39

Legend:

RAE	Residential Acre Equivalent
LS	Kettleman Lane Lift Station Project
SL	Trenda Drive Sewer Line Project
Admin	Administration Services

⁽¹⁾ Fee represents the following:

ZONE A: \$4,738.35 x RAE x Acres

ZONE B: \$3,225.39 x RAE x Acres